



Report of Technical Review Committee

Docket #: PC 2006-018 Project Type: Site Development Plan TRC Meeting: 5/24/06
Project: CarX - **SECOND REVIEW**
Location: Northwest corner of SR 135 & Marlin Dr., in front of Menards
Engineer: _____ Representative(s): John Johnston, Architect

TRC Members Present

Planning:
Ed Ferguson
Lowell Weber

Engineering & Sanitation:
Paul Peoni - Engineering
Kevin Riddle - Engineering
Keith Meier - Sanitation

Fire Department:
Rodney Johnson
Police Department
Duke Woolen

Other:
Greg Wilhelm - REMC
Diana Mercer – Indiana American Water

Minutes:

Have a revised plan. Building has been reduced from 10 bays to 8 bays. Parking (letter in file) will be shared with Menard's. Building went from 6,000 to 5,000 sq. ft.

Motion by Johnson, Second by Riddle. All ayes. Motion carried.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES

With the following conditions:

- 1) Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
- 2) Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
- 3) Sanitary sewer plans shall be subject to review and approval by outside city consultant.
- 4) Plans shall note that the developer is responsible for completing all improvements in compliance with city standards and ordinances and the project engineer is responsible for design of all improvements in compliance with city standards and ordinances.
- 5) Landscape plans shall be subject to revision as per written staff report.
- 6) Plans shall show depressed curb across driveways and add to detail sheet.
- 7) Add sidewalk handicap ramp details to the plans.
- 8) Plans shall note that storm sewers will be privately owned and maintained.
- 9) Profiles for storm sewers shall be added to the plans.
- 10) Standard erosion control notes shall be shown on the plans: A. & B.
- 11) Standards and specifications for water quality structure shall be submitted for review and approval. Structure type subject to revision by City Engineer.
- 12) All portions of driveway within public r-o-way shall comply with city street pavement cross-section. Detail shall be added to the plans.
- 13) Turning radii for driveways shall be 25-foot.
- 14) Grease trap shall be 1,000 gallon capacity.